

PLANNING & DEVELOPMENT SERVICES NEWSLETTER

JULY 2013



Building a Better Community with You

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MICRO-INDUSTRIAL GUIDELINES FOR NORTHGATE

The Planner on Call system helps over 1,800 people a year that call, email, or come into the P&DS office with questions related to planning and development. This section highlights some of the more common questions. If you have questions for the Planner on Call, please contact us at 979-764-3858 or POC@cstx.gov.

Q: I currently brew beer as a hobby, but I was thinking about commercializing. It would not be very large; more of a micro-brewery style. Does the city allow this type of business and where?

A: Small-scale industrial businesses, such as micro-breweries and micro-wineries, are becoming a popular trend. These are uses that are limited in scale and basic function is to manufacture a product that is predominantly extracted from raw material and is contained within a building. In response to the changing market City Council approved an ordinance in January 2011 that allowed Micro-Industrial uses in GC General Commercial, CI Commercial-Industrial and BPI Business Park Industrial zoning districts. Recently, an amendment was adopted that also allows Micro-Industrial uses in NG-1 Core Northgate and NG-2 Transitional Northgate.

Specific use standards do apply to Micro-Industrial uses, which require that all production activity be conducted within an enclosed building, the prohibition of outside storage, and limited to no more than 5,000 gross square feet. In addition, accessory restaurants, nightclubs or taverns are only permitted with a Micro-Industrial use in GC General Commercial, NG-1 Core Northgate and NG-2 Transitional Northgate.

For more information on Micro-Industrial Uses, please contact the Planner-On-Call.



CITY OF COLLEGE STATION
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Volume 14 Issue 7

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BUILDING PERMIT TOTALS:

Month of July 2013						Month of July 2012		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	24	24	75,614	55,630	\$4,346,595	42	42	\$6,122,118
Duplex	0	0	0	0	\$0	0	0	\$0
Tri-plex/Four-plex	0	0	0	0	\$0	0	0	\$0
Apartment	1	33	29,225	26,364	\$2,805,000	1	209	\$25,371,650
Residential Addition	6	N/A	679	1,204	\$138,900	7	N/A	\$297,950
Residential Remodel	10	N/A	3,550	3,200	\$372,750	12	N/A	\$121,505
Residential Garage/Carport Addition	2	N/A	N/A	N/A	\$60,470	1	N/A	\$3,166
Residential Demolition	2	N/A	N/A	N/A	\$4,500	1	N/A	\$0
Residential Slab Only-SF	0	N/A	N/A	N/A	\$0	1	N/A	\$2,000,000
Residential Slab Only-DPLX	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-3&4	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-Apt.	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Hotel / Motel / Inn	0	N/A	0	0	\$0	0	N/A	\$0
New Commercial	6	N/A	21,445	21,445	\$8,212,724	0	N/A	\$0
Commercial Remodel	7	N/A	7,100	3,000	\$1,146,000	11	N/A	\$921,002
Commercial Addition/Retaining Wall	1	N/A	0	0	\$135,000	1	N/A	\$15,000
Commercial Demolition	1	N/A	N/A	N/A	\$0	3	N/A	\$189,660
Commercial Slab Only	0	N/A	0	0	\$0	0	N/A	\$0
Swimming Pool	7	N/A	N/A	N/A	\$180,600	8	N/A	\$294,000
Sign	11	N/A	N/A	N/A	\$0	15	N/A	\$0
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	2	N/A	N/A	N/A	\$34,500	16	N/A	\$145,000
Roofing	4	N/A	N/A	N/A	\$37,683	13	N/A	\$87,791
TOTALS	84	57	137,613	110,843	\$17,474,722	132	251	\$35,568,842

January 1, 2013 - July 31, 2013						January 1, 2012 - July 31, 2012		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	364	364	929,139	723,563	\$57,258,699	427	427	\$57,340,885
Duplex	5	10	19,651	17,671	\$1,077,777	46	92	\$7,973,951
Tri-plex/Four-plex	0	0	0	0	\$0	1	3	\$285,000
Apartment	8	390	297,714	222,509	\$38,576,966	6	238	\$27,421,650
Residential Addition	24	N/A	10,581	5,651	\$1,073,467	34	N/A	\$1,331,975
Residential Remodel	68	N/A	12,631	12,358	\$1,048,337	73	N/A	\$1,778,100
Residential Garage/Carport Addition	9	N/A	N/A	N/A	\$177,260	9	N/A	\$76,461
Residential Demolition	40	N/A	N/A	N/A	\$98,900	27	N/A	\$1,054,700
Residential Slab Only-SF	3	N/A	N/A	N/A	\$59,500	88	N/A	\$2,636,378
Residential Slab Only-DPLX	0	N/A	N/A	N/A	\$0	37	N/A	\$667,783
Residential Slab Only-3&4	1	N/A	N/A	N/A	\$40,000	0	N/A	\$0
Residential Slab Only-Apt.	0	N/A	N/A	N/A	\$0	4	N/A	\$733,350
Hotel / Motel / Inn	2	N/A	35,435	34,510	\$8,100,000	0	N/A	\$0
New Commercial	34	N/A	480,779	59,022	\$32,682,712	30	N/A	\$39,667,320
Commercial Remodel	60	N/A	142,649	137,743	\$10,611,187	46	N/A	\$13,540,153
Commercial Addition/Retaining Wall	2	N/A	4,000	4,000	\$700,000	10	N/A	\$143,759
Commercial Demolition	12	N/A	N/A	N/A	\$890,097	12	N/A	\$771,860
Commercial Slab Only	5	N/A	0	0	\$2,732,513	0	N/A	\$0
Swimming Pool	29	N/A	N/A	N/A	\$1,216,090	36	N/A	\$1,521,249
Sign	73	N/A	N/A	N/A	\$0	76	N/A	NA
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	13	N/A	N/A	N/A	\$91,569	33	N/A	\$603,061
Roofing	94	N/A	N/A	N/A	\$777,043	153	N/A	\$1,333,768
TOTALS	846	764	1,932,579	1,217,027	\$157,212,117	1148	760	\$158,881,403

BUILDING INSPECTIONS:

MONTH	BUILDING	PLUMBING	ELECTRIC	MECHANICAL	LAWN	SIGN	POOL	TOTAL
JANUARY	350	251	167	123	14	11	4	920
FEBRUARY	338	256	204	154	2	8	5	967
MARCH	389	329	164	138	10	7	10	1047
APRIL	588	354	287	282	19	11	10	1551
MAY	561	313	242	238	27	14	6	1401
JUNE	420	335	219	237	6	12	7	1236
JULY	495	368	287	282	6	6	13	1457
TOTAL	3141	2206	1570	1454	84	69	55	8579

CODE ENFORCEMENT ACTIVITIES SUMMARY:

MONTH	HEALTH & SANITATION	PROPERTY MAINTENANCE	PUBLIC NUISANCE	FIRE PROTECTION	TRAFFIC CODE	SANITATION	UDO/ZONING	RENTAL REGISTRATION	TOTAL
JANUARY	19	3	3	-	10	287	19	88	429
FEBRUARY	222	11	4	8	16	224	24	52	561
MARCH	63	58	6	0	17	227	16	66	453
APRIL	17	240	5	17	7	247	26	109	668
MAY	20	98	2	14	6	125	26	121	412
JUNE	27	337	5	14	9	214	27	191	824
JULY	17	31	9	0	9	174	18	184	442
TOTAL	385	778	34	53	74	1498	156	811	3789

REZONING SCOOP:

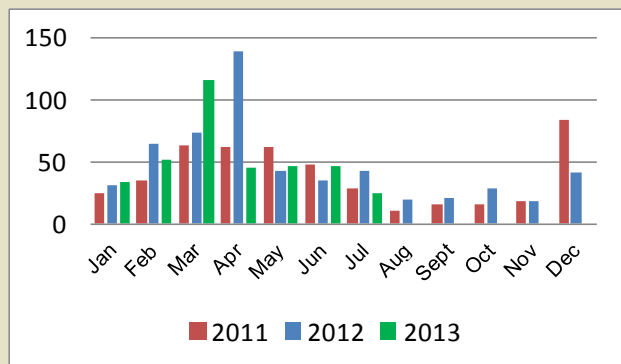
PROJECT NO	PROJECT NAME	LOCATION	ACRES	REQUEST	P&Z DATE	STATUS	COUNCIL DATE	STATUS
13-900077	Barron Crossing & Bridgewood Sub.	2985 Barron Cut-Off Rd	75.1	R-1&A-O to PDD	18-Jul-13	Approved	8-Aug-13	
13-900122	The Barracks II	3100 Haupt Road	59.9	Rez	1-Aug-13	Approved	8-Aug-13	

POPULATION: THE JULY POPULATION ESTIMATE IS 99,093

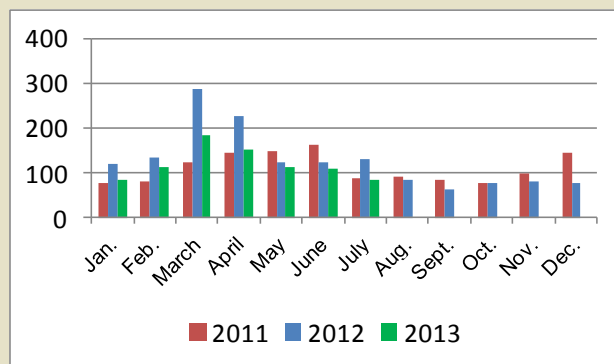
PERMITS BY TYPE YEAR TO DATE

Type of Permit	Permit	Unit	Amount
Single-Family Home	364	364	\$57,258,699
Duplex	5	10	\$1,077,777
Tri-Plex/Four-plex	0	0	\$0
Apartment	8	357	\$38,576,966
New Commercial	34	N/A	\$32,682,712
Commercial Remodel	60	N/A	\$10,611,187

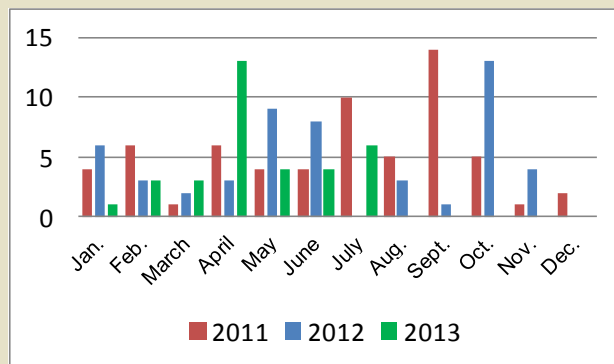
NEW SINGLE FAMILY PERMITS 3 YEAR—COMPARISON BY MONTH

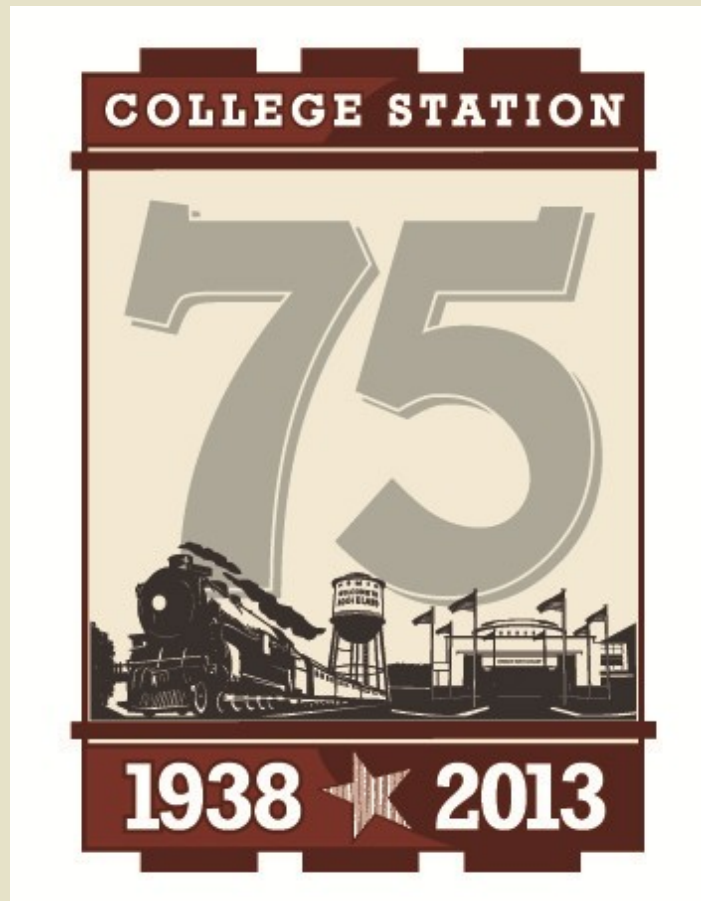


TOTAL PERMITS 3 YEAR—COMPARISON BY MONTH



NEW COMMERCIAL PERMITS 3 YEAR—COMPARISON BY MONTH





TRACKING THE NUMBERS

New Single-Family Homes:

YTD – 1 yr	YTD– 2 yr
↓ 15 %	↑ 13 %

Year-to-date, single-family home permits decreased in quantity when compared to last year at this time, July 2012, and increased when compared with two years ago, July 2011.

New Commercial:

YTD – 1 yr	YTD – 2 yr
↑ 10 %	↓ 6%

Year-to-date, new commercial permits experienced an increase in quantity when compared to last year at this time, July 2012, and decreased when compared with two years ago, July 2011.

Total Permits:

YTD - 1 yr	YTD - 2 yr
↓ 27%	↑ 1%

Year-to-date, total permits experienced a decrease in quantity when compared to last year at this time, July 2012, and experienced an increase when compared with two years ago, July 2011.